



Section 19.15.015--NEIGHBORHOOD CENTER ZONE

PURPOSE AND INTENT: The Neighborhood Center (CN) zone implements the Neighborhood Center Comprehensive Plan designation. The purpose of this zone is to establish relatively small areas to provide convenience goods and services to meet the everyday needs of the surrounding residential neighborhoods, while protecting neighborhood character. The intent is to provide for limited retail stores, services, offices and mixed use buildings that serve the immediate neighborhood (as well as other markets or service areas), located in neighborhood focal points which are designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE CN ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE NEIGHBORHOOD CENTER ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.015.1: SPECIAL REGULATIONS:

A. Maximum *gross floor area* per *building* is 4,000 s.f. Up to 8,000 s.f. may be approved through a Type 1 review process. Greater than 8,000 s.f. may be approved through a Type 2 review process.

B. *Front setback* shall be 10 feet. Greater or lesser *setback* shall be reviewed through a Type 1 process. The area between the *building* and the *front property line* shall be used for pedestrian-oriented features, such as outdoor displays, benches, tables, gardens or similar features. The main pedestrian access shall be located in the front of the *building* with direct access onto a sidewalk. *Buildings* may be *setback* greater than 10 feet from the *front property line* if the area between the *front property line* and *building* is used for pedestrian-oriented features, or, if the area is an alcove in front of the pedestrian entrance. *Buildings* may be *setback* less than 10 feet if *building* wall design and finishes relate to the pedestrian scale (i.e., use of color, texture, windows), and pedestrian needs are otherwise accommodated.

C. The following are not permitted: Auto repair, *convenience auto service*, auto sales, *pawn shop*, veterinarian, and drive-through facilities.

D. *Site* design shall include at least one pedestrian amenity for each 2,000 s.f. of *gross floor area* or portion thereof. The amenity shall be approved by the *Director*, shall be located in an area accessible to pedestrians, and shall not be located on a sidewalk in the public *right-of-way*, unless approved through a Type 1 review. The following are examples of possible pedestrian amenities: awning over public sidewalk; bench; outdoor table and chairs for minimum of four people.

E. Outdoor storage is limited to *accessory* storage of goods sold at *retail* on the premises. Outdoor storage areas shall be limited to five feet in *height* and shall not be located in any required landscape area.

F. Parking and loading areas shall not be located between the *building* and the *right-of-way*.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
<div>CN Zone</div> <div>USE ↓</div>	REGULATIONS ↓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.015.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.015.2: Convenience Retail	None	None	10'	0'	70%	85%	35'	C	1.5 spaces per 1,000 s.f. of net floor area. May be reduced to 1 space per 1,000 s.f. of net floor area if on-street parking is available.		
Office											
Eating & Drinking Establishment									Eating & Drinking Establishment: 7 spaces per 1,000 s.f. of net floor area. May be reduced to 5 spaces per 1,000 s.f. of net floor area if on-street parking is available. [Ord. 313 §1, 2000]		

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			Lot Area	SETBACKS	Lot Coverage		Building Height				
				Front Setback	Interior Setback	Building Coverage					Impervious Surface Coverage
19.15.015.3 Family Day Care Home I and II		None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.
19.15.015.4: Day Care Center		None	None	10'	0'	70%	85%	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Day Care Center</i> : Must provide State certification of safe passenger loading area.
19.15.015.5: Mixed Use Senior Citizen Assisted Dwelling Unit Community Residential Facility		Type 1	None	10'	0'	70%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. <i>Mixed use</i> not allowed in CN zone located on Maplewild Avenue SW. 2. Shall provide <i>retail convenience, office, or eating & drinking establishment uses</i> on floor adjacent to public <i>street</i> , or if property does not abut a public <i>street</i> , on floor adjacent to parking lot. <i>Eating & drinking establishment</i> may be located on any floor. 3. Maximum residential density is 12 <i>dwelling units</i> per acre. 4. <i>Senior citizen assisted dwelling unit</i> or <i>community residential facility</i> only allowed as part of a <i>mixed use</i> project.

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		Lot Area	SETBACKS		Lot Coverage		Building Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.015.6 <i>Public Park and Recreation Facilities</i>	Type 1, if less than 1 acre Otherwise, Type 2	None.	10' See Spec. Reg. 2	0' See Spec. Reg. 2	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for <i>structures</i> and fields shall be directed away from <i>dwelling units</i> . 2. <i>Structures</i> shall maintain a 50-foot <i>setback</i> from <i>adjoining lots</i> containing <i>single detached dwelling units</i> . The <i>Director</i> may allow <i>structures</i> such as playground equipment, ball field backstops and tennis court <i>fences</i> closer than 50' if compatible with the surrounding neighborhood and traffic safety considerations.
19.15.015.7: <i>Community, Cultural, Religious or Government Facility</i> [Ord. 479 § 1, 2007]	Type 3	None	10'	0'	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.015.8: <i>Public Utility</i>	Type 3	None	30'	30'	60%	85%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.015.9: <i>Personal Wireless Service Facility</i> ⁽¹⁾	See Chapter 19.50									

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000